

Hamptons

INTERNATIONAL



Court Avenue, Coulsdon, CR5

5  3  2 

OFFERS IN EXCESS OF

£950,000

(£950,000)

Property details



Key features

- **5 Bedrooms**
- **3 Bathrooms**
- **2 Reception Rooms**
- **Spacious Kitchen/Diner**
- **Study/6th Bedroom**
- **Off Street Parking**
- **Generous Rear Garden**
- **Utility Room**
- **Studio/Gym.**

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Description

A very well appointed detached family house that offers five bedrooms, a generous rear garden, off street parking all in a sought after location. Occupying a spacious plot on a sought-after residential road is this detached family home that is beautifully presented by the vendor offering a generous rear garden in addition to beautifully presented interiors. Highlights include the fabulous kitchen that is just over a year old with excellent space for dining and entertaining, which opens to the garden via a set of bifold doors, the fabulous adjoining family room complete with log burner and an immaculate outbuilding that is ideal as an office, separate living space or gym. The ground floor is entered via a porch into a pleasant entrance hall with a useful w.c., leading to a home office that can also be used as a play room or 6th bedroom. The kitchen to the rear is a fantastic space for family dinners and entertaining while allowing direct access to the rear garden via a set of bifold doors. Attached is the 20 foot family reception room well lit with a large rear window plus a log burner. There is a further reception room to the front of the house that has a bay window. The property offers a large amount of flexibility to any new owner especially those with a growing family. Upstairs there is a main bedroom with en suite shower room, two further double bedrooms with built in storage that share a second shower room and two more bedrooms and a family bathroom complete the internal space. Outside The property is approached over an ample driveway to the front offering space for a number of cars. The rear garden is wonderfully secluded with mature trees and shrubs around the boundary providing a high degree of privacy. It is mainly laid to lawn and stretches to an excess of approximately 120 ft with a sizable patio next to the house. To the end of the garden is an outbuilding that is equipped with power and is currently used as a studio/gym and cinema room. Situation Court Avenue is a popular road located only a short walk from local amenities offering a village feel with a parade of shops and cafes. The closest train station is Coulsdon South, offering regular commuter services to London in approximately 20 mins (Thames Link and Southern Services), as well as connections to Gatwick and Redhill. Access to Central London and the M25 is conveniently provided through the nearby A23, just a short drive away. Property Ref Number: HAM-3722















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

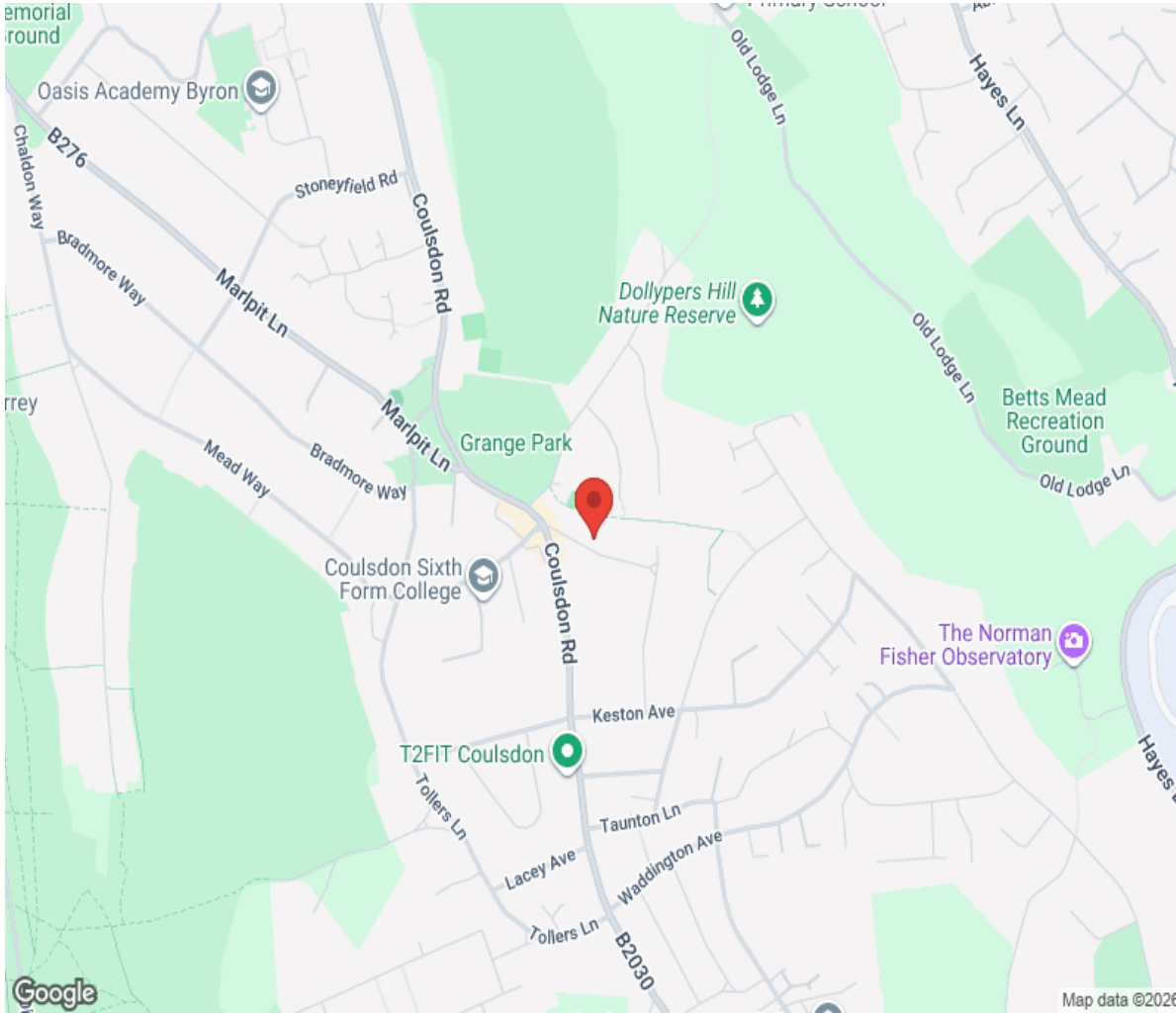
Floor plan

Utility = 7.0 sq m / 75 sq ft
Gym = 28.3 sq m / 304 sq ft
Total = 218.1 sq m / 2346 sq ft



 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

Location



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